



Lenham Avenue, BN2  
**Asking Price £800,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Lenham Avenue, BN2

5 Bedrooms | 2 Bathrooms | 1 Reception Room  
1663 Sq Ft | Large east balcony & wrap around gardens

A fabulous newly-renovated home with views of the rolling Downs and panoramic sea views. This 5 bed, 3 bath detached house has a big open plan upper floor living area, a big rear garden facing Saltdean Park, and a balcony to take in the view.

Located under 20 minutes from Brighton city centre, this property has been comprehensively renovated with a new roof, new windows throughout the property, and a newly installed gas combi boiler. The upper floor has been opened up to be a dual aspect living room, dining area and a newly fitted kitchen with new appliances. Four bedrooms have sea views, with newly installed bathroom utilities throughout the property. The newly installed garage doors lead into a front bike storage area for convenience. The property is situated on a leafy road with access to the countryside nearby, local shops, Saltdean Primary School, Saltdean Park, the newly refurbished Saltdean Lido, and Saltdean Beach and the Undercliff Walk is 10 minutes away on foot.

Enjoy the easy flow of this tranquil home on an exclusive hilltop with uninterrupted views and light, spectacular views and energy efficient doors and windows, and is tucked back from the quiet street behind a large front garden and driveway.









Inside, the front door opens to a spectacular, open plan room soaring above the protected park with panoramic views which sweep from the Downs to the sea. Full of sunshine, skilful design embraces its unique setting with a southwest wall lined with windows where full-height doors open to a sun deck for al fresco dining. Inside, guests can relax at a large table by a huge picture window where they can enjoy the view - in complete privacy. Safely away from the in/out flow, the streamlined kitchen is sociable but not dominant and it's a gourmet's dream with sophisticated storage and fashionable work surfaces. High spec appliances include a touch induction hob beneath a hood and a grill/combi oven and fan oven at eye level with a warming tray beneath. At the top of the stairs to the bedrooms – which are downstairs- there's a w.c. for guests.

Downstairs, private within the house at the foot of the stairs, the first of the bedrooms is a generous single – perfectly placed for a child's room or it could be a spacious home office – and central to this level, the luxury shower room has a spa-like finish. With garden views, three family rooms are all generous doubles rooms, each simple but stylish to keep the focus on the verdant surrounds, and the largest has access to a well-planned utility room which has a door to the garden.

At the end of the hallway, the elegant principal bedroom is a secret refuge with calm decoration and plenty of space, and it enjoys a dressing room which leads to a fantasy bathroom, so you won't need to change a thing.

Outside, the gardens wrap around the house emerging into a rare, country-sized garden with a dining terrace looking over a large lawn made private by mature shrubs and trees. Sheltered from the sea breeze and easy to maintain it's a tranquil haven ideal for family time or entertaining, and there's even a shed in situ to store the mower – and the bbq.











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## LOCATION GUIDE

### Vendor's Comments:

"In a glorious setting with views over countryside and the sea, the outlook changes every day. There's a seamless indoor/outdoor flow make the most of the unique, southeast facing hilltop location, but it is also an inviting, comfortable home to enjoy where you can entertain friends with ease and relax in large, light and quiet bedrooms, too. The house has energy efficient windows and doors, so the house is always warm. The location is great for getting into or out of the city."

### Good to Know:

Local primary & library 1 min drive, 10 mins walk

Park, shops, sea & lido 2-3 mins

Rottingdean's rock pools, high street 4 mins

Marina about 10 mins, Pavilion & Lanes 15-20

Direct trains to airports and London about 20-25 mins

Royal County & Nuffield Hospitals 15 mins

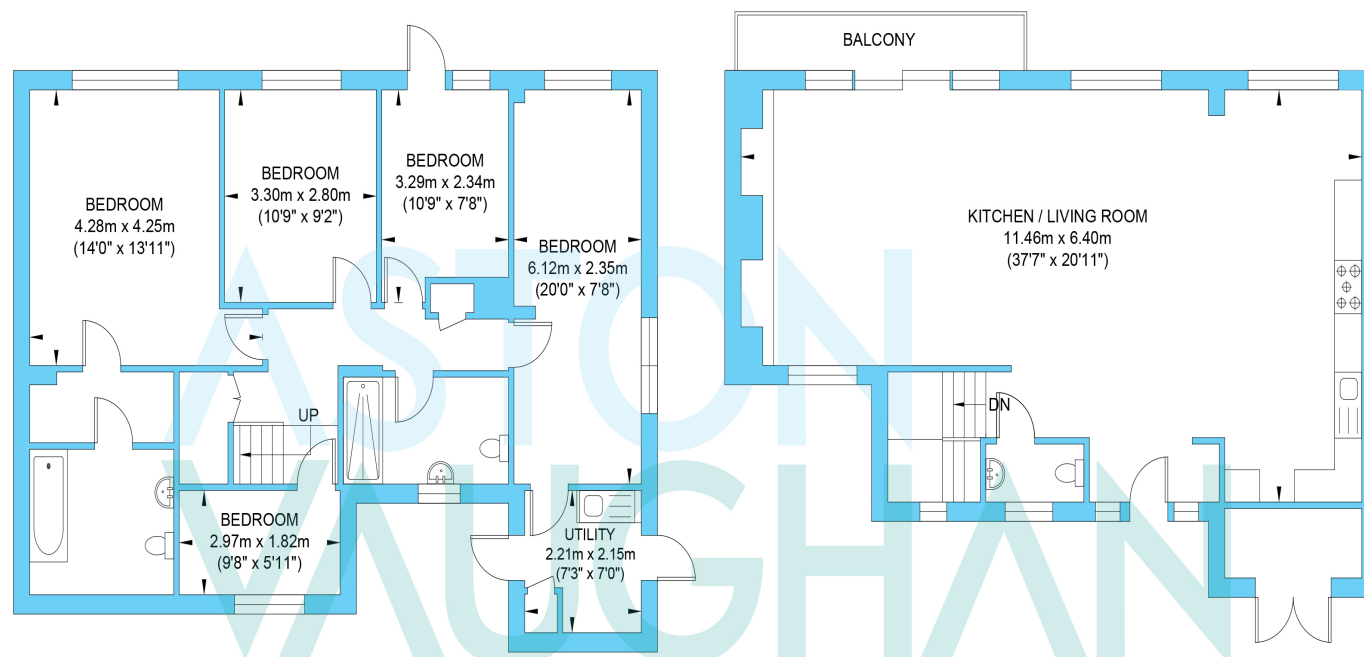
### Education:

Saltdean Primary, Our Lady of Lourdes

Longhill

Private Schools: Roedean, Brighton College, Brighton Waldorf, Lewes Old Grammar School, Lancing, Bede's – all with buses available

## Lenham Avenue



Lower Ground Floor  
Approximate Floor Area  
903.30 sq ft  
(83.92 sq m)



Ground Floor  
Approximate Floor Area  
759.71 sq ft  
(70.58 sq m)

Approximate Gross Internal Area = 154.50 sq m / 1663.01 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.